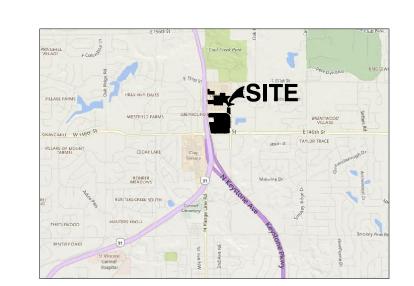


OWNER VILLAGE PARK PLAZA, LLC P.O. BOX 7019 INDIANAPOLIS, INDIANA 46207 SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 530 EAST OHIO STREET

# VILLAGE PARK PLAZA II OVERALL DEVELOPMENT PLAN

Part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana



VICINITY MAP NOT TO SCALE

Percent of AOI

0.5%

0.4%

18.8%

13.0%

4.4%

18.0%

2.0%

8.7%

9.6%

7.5%

2.8%

Acres in AOI

21.3

14.8

20.4

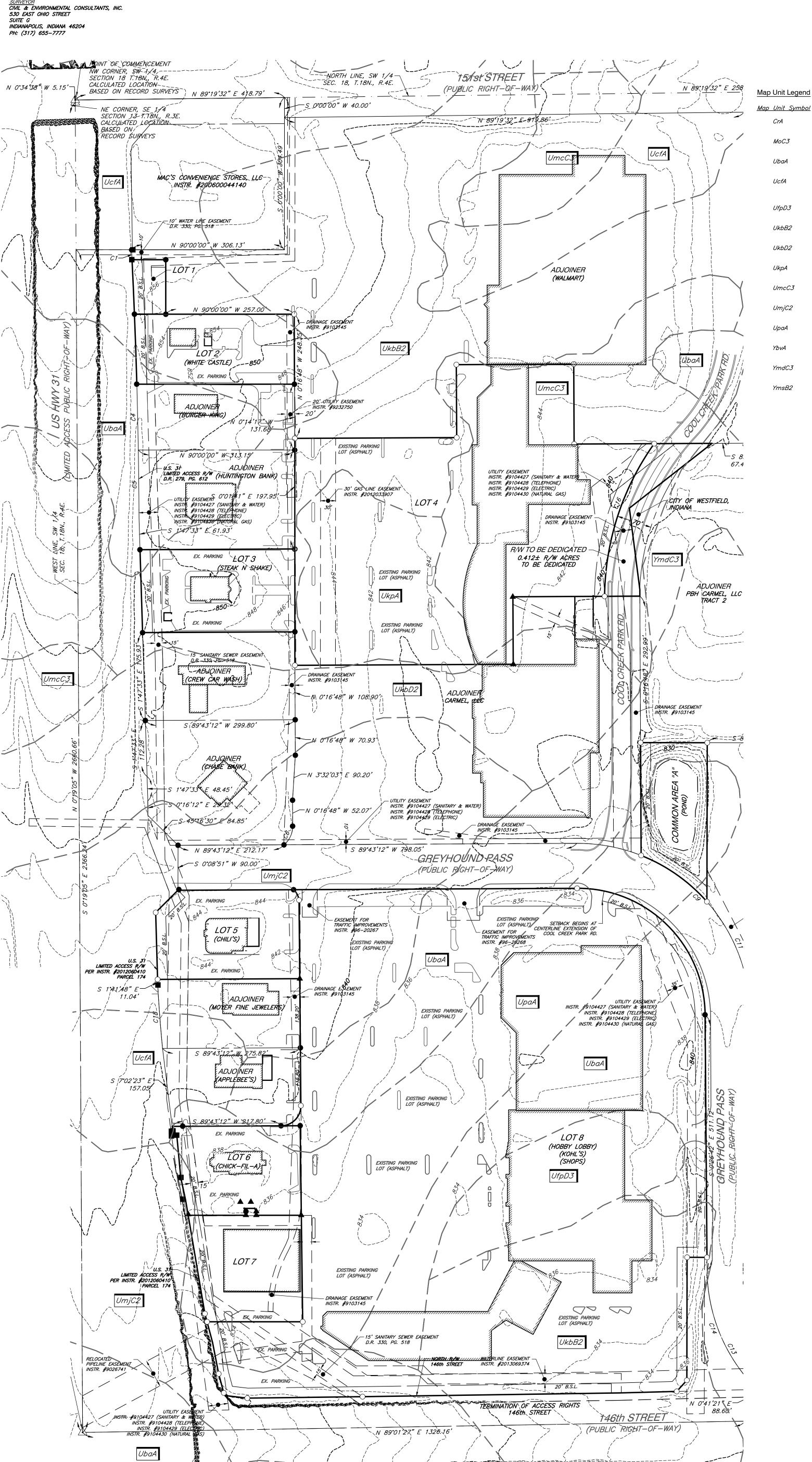
2.3

9.9

10.9

8.5

3.2



CURVE TABLE							
CURVE #	RADIUS	DELTA	LENGTH	CHL	СНВ		
C1	11546.16	0*05'58"	20.05'	20.05'	S 02°53′33″ E		
C2	11546.16	0*32'29"	109.11	109.11	S 02°34′19″ E		
С3	11546.16	0°41'42"	140.08'	140.08	N 01°57'13" W		
C4	11546.16	0°39'13"	131.71	131.71	S 01°16′46″ E		
C5	11546.16	0°40'58"	137.57	137.57	S 00°36'40" E		
C6	48.01'	50°24'57"	42.25'	40.90'	N 24°56'04" E		
C7	2998.33'	0°11'14"	9.80'	9.80'	S 08°36'40" E		
C8	40.00'	90°13'34"	62.99'	56.68'	N 44°36'18" E		
С9	345.00'	90°58'09"	547.76	492.01	N 44°47'43" W		
C10	345.00'	26*58'24"	162.42'	160.92'	N 54°55'21" W		
C11	345.00'	34°25'38"	207.30'	204.20	N 24°13'20" W		
C12	260.00'	91°39'54"	415.96	373.00'	S 45°08'36" E		
C13	340.00'	57°01'25"	338.39'	324.59	S 28*57'24" E		
C14	340.00'	38*59'06"	231.34'	226.90'	S 19°56'15" E		
C15	255.00'	89*50'10"	399.82'	360.11	S 45°21'42" E		
C16	534.00'	35°00'17"	326.25	321.20'	N 17°59'49" E		
C17	37.93'	36°05'39"	23.89'	23.50'	N 27°37'50" W		
1				ı			

2998.33' | 2°26'11" | 127.49' | 127.48' | S 04°20'07" E

LINE TABLE						
LINE #	DIRECTION LENGTH					
L1	N 89*59'27" W	89.90'				
L2	S 00°00'33" W	7.52'				
L3	S 30°16'48" E	7.23'				
L4	S 89*59'27" E	20.84'				
L5	S 30°16'48" E	7.36'				
L6	S 00°00'33" W	7.41'				
L7	N 89*59'27" W	115.80'				

<u>Map Unit Name</u>

Miami clay loam, 6 to 12

0 to 2 percent slopes

Crosby silt loam, fine-loamy

subsoil, 0 to 2 percent slopes

percent slopes, severely eroded

Urban land-Brookston complex,

Urban land-Crosby silt loam

complex, fine-loamy subsoil, O to 2 percent slopes

Urban land-Fox clay loam complex,

Urban land-Miami silt loam complex,

Urban land-Miami silt loam complex, 12 to 18 percent slopes, eroded

Urban land-Ockley silt loam complex,

Urban land-Miami clay loam complex,

Urban land-Miami silt loam complex,

Brookston silty clay loam-Urban land

Miami clay loam-Urban land complex, 6 to 12 percent slopes, severely eroded

Miami silt loam-Urban land complex,

6 to 12 percent slopes, eroded

complex, 0 to 2 percent slopes

complex, 0 to 2 percent slopes

2 to 6 percent slopes, eroded

Urban land-Patton silty clay loam

6 to 12 percent slopes, severely eroded

2 to 6 percent slopes, eroded

0 to 2 percent slopes

8 to 18 percent slopes, severely eroded

CrA

МоСЗ

UcfA

UfpD3

UkbB2

UkbD2

UkpA

UmcC3

UmjC2

YmdC3

LOT 1 = 0.163 ACRES*LOT 2 = 1.020 ACRES LOT 3 = 1.170 ACRES LOT 4 = 7.299 ACRES* LOT 5 = 1.145 ACRESLOT 6 = 0.980 ACRES *LOT 7 = 1.032 ACRES* LOT 8 = 19.896 ACRES C.A. "A" = 0.804 ACRES *GROSS = 33.509 ACRES* LESS 0.412 ACRES FOR R/W *NET = 33.097 ACRES* 

LOT ACREAGE SUMMARY

LEGEND:

LOT LINE EXISTING RIGHT-OF-WAY LINE EXISTING DEED LINE EXISTING SECTION LINE — EXISTING EASEMENT

 $\triangle \blacksquare \blacktriangle \bullet \bigcirc$ 

(M) (P) (D) (C)

SEC. COR., R/W MARKER, MAG NAIL FD., IRON ROD FD., MON. SET\*, \*REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"

MEASURED, PLAT, DEED, CALCULATED

SOIL IDENTIFICATION LABEL UcfA

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER

> SCALE IN FEET **REVISION RECORD**

**OVERALL DEVELOPMENT PLAN VILLAGE PARK PLAZA II** U **AUGUST 29, 2019** DRAWN BY: NRB/TJT/ABS

DWG SCALE:

PROJECT NO:

APPROVED BY:

1"=100' CHECKED BY:

180-332

**ABS** 

WASHINGTON PRIME GROUP, INC. **VILLAGE PARK PLAZA WESTFIELD, INDIANA** 



Civil & Environmental Consultants, Inc. 530 E. Ohio Street · Suite G - Indianapolis, IN 46204 317-655-7777 · 877-746-0749

www.cecinc.com

NO DATE DESCRIPTION 8/2/19 CURRENT VERSION

# VILLAGE PARK PLAZA II OVERALL DEVELOPMENT PLAN

Part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana

#### LAND DESCRIPTION

THE FOLLOWING DESCRIPTION IS THE REMAINDER OF PARCEL 1 IN INSTRUMENT NUMBER 200500046133.

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP. HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18. TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER AND BEING THE POINT OF BEGINNING OF THE DESCRIPTION OF THE 13.590 ACRE TRACT OF LAND DESCRIBED IK A LIMITED WARRANTY DEED RECORDED AS INSTRUMENT #90 10609 IN SAID RECORDER'S OFFICE, THE NEXT THIRTEEN (13) COURSES ARE ALONG THE BOUNDARY OF SAID 13.590 ACRE TRACT OF LAND; 1.) THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST 919.86 FEET; 2.) THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 662.37 FEET; 3.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 67.46 FEET TO THE TERMINUS OF THE FOURTH (4TH) COURSE OF THE DESCRIPTION OF THE 52.495 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #9010607, IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING OF THIS DESCRIPTION 4.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 275.88 FEET; 5.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 160.00 FEET; 6.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 235.00 FEET; 7.) THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 145.90 FEET; 8.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 324.00 FEET; 9.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 248.35 FEET; 10.) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 257.00 FEET; 11.) THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 109.00 FEET; 12.) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 67.54 FEET TO THE EASTERN LIMITED ACCESS RIGHT OF-WAY LINE FOR U.S. ROAD #31 (REF.: WARRANTY DEED RECORDED AS INSTRUMENT #12008 IN DEED RECORD 279, PAGE 612, IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 09 MINUTES 26 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; 13.) THENCE NORTHERLY 20.03 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE SOUTHWESTERN CORNER OF SAID 1.959 ACRE TRACT OF LAND, SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 110.95 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH OO DEGREES 19 MINUTES 05 SECONDS EAST 2,366.24 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO ITS SOUTHWEST CORNER; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 1,326.16 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE TERMINUS OF THE NINTH (9TH) COURSE OF THE DESCRIPTION OF SAID 52.495 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 41 MINUTES 21 SECONDS EAST 88.60 FEET ALONG THE BOUNDARY OF SAID 52.495 ACRE TRACT OF LAND TO A POINT ON THE WESTERN BOUNDARY OF GREYHOUND PASS (REF.: DEED OF DEDICATION RECORDED AS INSTRUMENT 9023061 IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST AND BEING SOUTH 50 DEGREES 34 MINUTES 12 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF SAID CURVE, THE NEXT FIVE (5) COURSES ARE ALONG THE BOUNDARY OF GREYHOUND PASS; 1.) THENCE NORTHWESTERLY AND NORTHERLY 231.34 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING SOUTH 89 DEGREES 33 MINUTES 18 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 2.) THENCE NORTH 00 DEGREES 26 MINUTES 42 SECONDS WEST 511.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID POINT OF CURVATURE BEING NORTH 89 DEGREES 33 MINUTES 18 SECONDS EAST 255.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 3.) THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY 399.82 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 255.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 4.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 798.72 FEET; 5.) THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST 90.00 FEET TO THE NORTHWESTERN CORNER OF GREYHOUND PASS; THENCE NORTH 45 DEGREES 16 MINUTES 30 SECONDS WEST 84.84 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD #431 (REF.: RIGHT OF WAY GRANT RECORDED AS INSTRUMENT #147 IN DEED RECORD 171, PAGE 280 IN SAID RECORDER'S OFFICE); THENCE NORTH 00 DEGREES 16 MINUTES 12 SECONDS WEST 29.33 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREE 47 MINUTES 33 SECONDS WEST 48.45 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE SOUTHERN TERMINUS OF SAID EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROAD #3I; THENCE NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST 112.29 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTHWESTERN CORNER OF A 1.64 ACRE TRACT OF LAND; DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 91 5079 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 299.80 FEET ALONG THE NORTHERN BOUNDARY OF SAID 1.64 ACRE TRACT OF LAND TO ITS NORTHEASTERN CORNER ON THE WESTERN BOUNDARY OF A 6.528 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL (LIMITED) WARRANTY DEED RECORDED AS INSTRUMENT NO. 91 7977 IN SAID RECORDER'S OFFICE; THE NEXT FOUR (4) COURSES ARE ALONG THE BOUNDARY OF SAID 6.528 ACRE TRACT OF LAND; 1.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 108.90 FEET; 2.) THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 437.00 FEET; 3.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 135.00 FEET; 4.) THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 254.00 FEET TO THE NORTHEASTERN CORNER OF SAID 6.528 ACRE TRACT OF LAND ON THE SEVENTH (7TH) COURSE OF THE DESCRIPTION OF SAID 52.495 ACRE TRACT OF LAND, THE NEXT THREE (3) COURSES ARE ALONG THE BOUNDARY OF SAID 52.495 ACRE TRACT OF LAND; 1.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 13.20 FEET; 2.) THENCE NORTH 07 DEGREES 17 MINUTES 33 SECONDS WEST 164.22 FEET; 3.) THENCE NORTH 51 DEGREES 53 MINUTES 58 SECONDS EAST 210.05 FEET TO THE POINT OF BEGINNING.

### EXCEPT:

(BURGER KING)
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL
MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418.79 FEET TO A PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279. PAGE 612 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 269.22 FEET TO A POINT BEING NORTH 88 DEGREES 23 MINUTES 38 SECONDS EAST 11546.16 FEET FROM SAID RADIUS POINT. AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 315.55 FEET TO A POINT ON A WEST LINE OF A TRACT OF LAND DEEDED TO WAL-MART STORES, INC. PER WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 90-10609, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID WEST LINE 108.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 23.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 313.15 FEET TO THE ABOVE SAID LIMITED-ACCESS RIGHT OF WAY, BEING ALSO A POINT ON THE ABOVE DESCRIBED CURVE; THENCE NORTHERLY ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY LINE AND SAID CURVE AN ARC DISTANCE OF 131.71 FEET TO THE POINT OF BEGINNING. CONTAINING 0.950 ACRES+/- OR 41,382.05 SQUARE FEET.

## ALSO EXCEPT:

(EAST SIDE MARIO'S NOW HUNTINGTON BANK)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418.79 FEET TO THE PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83–3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY, AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 400.93 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 313.15 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 197.95 FEET THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 309.85 FEET TO SAID EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT TWO COURSES: (1) NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST 61.92 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, AND SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; (2) NORTHERLY 137.58 FEET TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES+/- OR 61,696 SQUARE FEET.

## ALSO EXCEPT: (MIKE'S CAR WASH NOW CREW CAR WASH)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418. 79 FEET TO A PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH OD DEGREES OD MINUTES OD SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612. IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11.546.16 FEET FROM THE RADIUS POINT OF SAID CURVE: THENCE ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY FOR THE FOLLOWING TWO COURSES: (1) SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 538.52 FEET TO THE END POINT OF SAID CURVE, SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM SAID RADIUS POINT; (2) SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG A NON-TANGENT LINE 227.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.74 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 66.97 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 108.90 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.80 FEET TO THE ABOVE SAID LIMITED-ACCESS RIGHT-OF-WAY; THENCE NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY LINE 175.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.220ACRES +/- OR

## ALSO EXCEPT - (ROOSTERS/MOYER JEWELERS):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336 PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 304.49 FEET ALONG THE NORTHERLY EXTENSION FOR THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHEASTERN CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 306.13 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHWESTERN CORNER ON THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31 (REF. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 538.52 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND CURVE TO A POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST 516.05 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR S.R. 431 (REF. RIGHT OF WAY GRANT RECORDED AS INSTRUMENT NUMBER 147 IN DEED RECORD 171, PAGE 280); THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 48.45 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 29.33 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS EAST 84.84 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR GREYHOUND PASS (146TH STREET RELOCATED); THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT OF WAY LINE FOR SAID GREYHOUND PASS; BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31; THENCE ALONG SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES: (1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVATURE OF THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; (3) THENCE SOUTHERLY 77.99 FEET ALONG SAID CURVE TO A POINT BEING SOUTH 88 DEGREES 55 MINUTES 38 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.30 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST 138.20 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.85 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 86 DEGREES 22 MINUTES 13 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 138.30 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING 0.960 ACRES+/ OR 41,818 SQUARE FEET MORE

#### LAND DESCRIPTION CONTINUED

ALSO EXCEPT:

(APPLEBEE'S)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 304.49 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHEASTERN CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 306.13 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHWESTERN CORNER ON THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31 (REF. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 538.52 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND CURVE TO A POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST 516.05 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR S.R. 431 (REF. RIGHT-OF-WAY GRANT RECORDED AS INSTRUMENT NUMBER 147 IN DEED RECORD 171, PAGE 280); THENCE CONTINÙING SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT—OF—WAY L'INE 48.45 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 29.33 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS EAST 84.84 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR GREYHOUND PASS (146TH STREET RELOCATED); THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR SAID GREYHOUND PASS, BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31; THENCE ALONG SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES: (1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; (3) THENCE SOUTHERLY 216.29 FEET ALONG SAID CURVE TO A POINT BEING SOUTH 86 DEGREES 22 MINUTES 13 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 299.85 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST 115.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 13 MINUTES 49 SECONDS THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 62.99 FEET. (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 36 MINUTES 18 SECONDS WEST 56.68 FEET), TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 247.23 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 83 DEGREES 28 MINUTES 35 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 156.53 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING 1.046 ACRES +/- OR 45,551 SQUARE FEET MORE OR LESS. ALSO EXCEPT - (146th STREET):

#### A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 165.202 METERS (542.00 FEET) ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH O DEGREES 58 MINUTES 33 SECONDS WEST 5.029 METERS (16.50 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION. WHICH POINT IS ON THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING NORTH O DEGREES 58 MINUTES 33 SECONDS WEST 0.457 METERS (1.50 FEET) TO THE EASTERN BOUNDARY OF SR 431 (REF.: RIGHT OF WAY GRANT RECORDED AS INSTRUMENT #147 IN DEED RECORD 171, PAGE 280 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA); THENCE NORTH 63 DEGREES 19 MINUTES 48 SECONDS WEST 14.452 METERS (47.41 FEET) ALONG THE BOUNDARY OF SAID SR 431; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 60.960 METERS (200.00 FEET) ALONG SAID BOUNDARY; THENCE NORTH 50 DEGREES 32 MINUTES 10 SECONDS WEST 15.121 METERS (49.61 FEET) ALONG SAID BOUNDARY; THENCE SOUTH 83 DEGREES 21 MINUTES 08 SECONDS EAST 21.023 METERS (68.97 FEET); THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST 70.328 METERS (230.73 FEET) TO THE NORTH LINE OF A 15.00 FEET WIDE SANITARY SEWER EASEMENT DESCRIBED IN EXHIBIT "A" OF THE SANITARY SEWER AND WATER LINE EASEMENT RECORDED AS INSTRUMENT #33672. IN DEED RECORD 330. PAGES 512 TO 519: THENCE NORTH 89 DEGREES 10 MINUTES 01 SECOND EAST 156.847 METERS (514.59 FEET) ALONG THE NORTH LINE OF SAID WATER LINE EASEMENT; THENCE NORTH 88 DEGREES 31 MINUTES 29 SECONDS EAST 34.827 METERS (114.26 FEET) ALONG SAID NORTH LINE; THENCE NORTH 42 DEGREES 13 MINUTES 36 SECONDS EAST 9.175 METERS (30.10 FEET) TO THE WEST LINE OF A SANITARY SEWER AND WATER LINE EASEMENT RECORDED AS INSTRUMENT #9104427; THENCE NORTH O DEGREE 07 MINUTES 07 SECONDS EAST 75.000 METERS (246.06 FEET) ALONG THE WEST LINE OF SAID SANITARY SEWER AND WATER LINE EASEMENT; THENCE SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST 12.121 METERS (39.77 FEET) TO THE WEST BOUNDARY OF GREYHOUND PASS DESCRIBED IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE SOUTH 0 DEGREES 26 MINUTES 42 SECONDS EAST 7.845 METERS (25.74 FEET) ALONG THE WEST BOUNDARY OF SAID GREYHOUND PASS; THENCE SOUTHEASTERLY 103.142 METERS (338.39 FEET) ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 103.632 METERS (340.00 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 28 DEGREES 57 MINUTES 26 SECONDS EAST AND A LENGTH OF 98.937 METERS (324.60 FEET) ALONG SAID BOUNDARY TO THE NORTH BOUNDARY OF 146TH STREET; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 263.746 METERS (865.31 FEET) ALONG THE BOUNDARY OF SAID 146TH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.5838 HECTARES (1.443 ACRES) MORE OR LESS.

### ALSO EXCEPT (PARCEL 7A):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SECTION NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 165.202 METERS (542.00 FEET) FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 58 MINUTES 33 SECONDS WEST 5.029 METERS (16.50 FEET); IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 263.746 METERS (865.31 FEET) TO THE WEST BOUNDARY OF GREYHOUND PASS DESCRIBED THENCE SOUTH 0 DEGREES 58 MINUTES 33 SECONDS EAST 5.029 METERS (16.50 FEET) TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 263.746 METERS (865.31 FEET) ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1326 HECTARE (0.328 ACRES) MORE OR LESS.

## ALSO EXCEPT

PARCEL 174- FEE SIMPLE WITH FULL LIMITATION OF ACCESS

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 09 MINUTES 50 SECONDS EAST 542.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 50 MINUTES 11 SECONDS WEST 18.01 FEET; THENCE NORTH 63 DEGREES 11 MINUTES 25 SECONDS WEST 47.41 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 50 SECONDS WEST 200.00 FEET; THENCE NORTH 49 DEGREES 54 MINUTES 41 SECONDS WEST 49.10 FEET TO THE NORTHERN BOUNDARY OF 146TH /STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING NORTH 49 DEGREES 54 MINUTES 41 SECÓNDS WEST 21.10 FEET TO THE EASTERN BOUNDARY OF U.S-31; THENCE ALONG SAID BOUNDARY NORTHWESTERLY 507.92 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 5,624.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 6 DEGREES 29 MINUTES 53 SECONDS WEST AND A LENGTH OF 507.74 FEET; THENCE NORTH 84 DEGREES 58 MINUTES 53 SECONDS EAST 1.79 FEET TO POINT "17407" DN SAID PLAT; THENCE SOUTH 5 DEGREES 14 MINUTES 07 SECONDS EAST 84.73 FEET TO POINT "17406" ON SAID PLAT; THENCE SOUTH FL DEGREES 59 MINUTES 22 SECONDS EAST 44.61 FEET TO POINT "17405" ON SAID PLAT; THENCE SOUTH 9 DEGREES 28 MINUTES 23 SECONDS EAST 231.65 FEET TO POINT "17404" ON SAID PLAT; THENCE SOUTH 14 DEGREES 42 R:AINUTES 47 SECONDS EAST 59.54 FEET TO POINT "17403" ON SAID PLAT; THENCE SOUTH 10 DEGREES 53 MINUTES 08 SECONDS EAST 64.01 FEET TO POINT "17402" ON SAID PLAT; THENCE SOUTH 14 DEGREES 48 MINUTES 56 SECONDS EAST 39.61 FEET TO POINT "17401" ON SAID PLAT; THENCE SOUTH 54 DEGREES 01 MINUTE 22 SECONDS EAST 11.17 FEET TO THE NORTHERN BOUNDARY OF SAID 146TH /STREET, DESIGNATED AS POINT "17400" ON SAID PLAT; THENCE NORTH 83 DEGREES 08 MINUTES 03 SECONDS WEST 29.90 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.199 ACRES, MORE OR LESS.

## PARCEL 174A— FEE SIMPLE WITH FULL LIMITATION OF ACCESS

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 8 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE NORTH 89. DEGREES 09 MINUTES 50 SECONDS EAST 542.00 FEETA LONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 50 MINUTES IL SECONDS WEST 18.01 FEET; THENCE NORTH 63 DEGREES 11 MINUTES 25 SECONDS WEST 47.41 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 50 SECONDS WEST 200.00 FEET; THENCE NORTH 49 DEGREES 54 MINUTES 41 SECONDS WEST 49.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH 89 DEGREES 09 MINUTES 50 SECONDS WEST 53.39 FEET TO THE EASTERN BOUNDARY OF U.S. 3 1; THENCE ALONG SAID BOUNDARY NORTHERLY 893.32 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 5,671.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 5 DEGREES 09 MINUTES 43 SECONDS WEST AND A LENGTH OF 892.39 FEET; THENCE NORTH O DEGREES OB MINUTES O9 SECONDS. WEST 123.97 FEET ALONG SAID BOUNDARY; THENCE NORTH 4 DEGREES 27 MINUTES 12 SECONDS EAST 87.55 FEET ALONG SAID BOUNDARY; THENCE NORTH 0 DEGREES 07 MINUTES 58 SECONDS WEST 58.67 FEET ALONG SAID BOUNDARY; THENCE SOUTH 44 DEGREES 56 MINUTES 09 SECONDS EAST 84.81 FEET TO THE NORTH BOUNDARY OF GREYHOUND PASS; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS WEST 90.01 FEET TO THE SOUTH BOUNDARY OF SAID GREYHOUND PASS; THENCE SOUTH 45 DEGREES 12 MINUTES 08 SECONDS WEST 62.95 FEET TO POINT "17433" ON SAID PLAT; THENCE SOUTH 1 DEGREE 34 MINUTES 18 SECONDS EAST 133.63 FEET TO THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT 200300104098; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 19.75 FEET ALONG SAID LINE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID TRACT AND ALONG THE WESTERN LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT 2008023562 SOUTHERLY 293.99 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 3,099.10 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 3 DEGREES 38 MINUTES 03 SECONDS EAST AND A LENGTH OF 293.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT: THENCE NORTH 89 52 MINUTES 34 SECONDS EAST 29.44 FEET ALONG THE SOUTH LINE OF SAID TRACT; THENCE SOUTHEASTERLY 9.80 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 2,998.33 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 8 DEGREES 28 MINUTES 14 SECONDS EAST AND A LENGTH OF 9.80 FEET TO POINT "17430" ON SAID PLAT; THENCE SOUTH 85 DEGREES 15 MINUTES 51 SECONDS WEST 3.49 FEET TO POINT "17410" ON SAID PLAT; THENCE SOUTH I DEGREE 56 MINUTES 22 SECONDS EAST 9.38 FEET TO POINT "17409" ON SAID PLAT; THENCE NORTH 84 DEGREES 58 MINUTES 55 SECONDS EAST 9.21 FEET; THENCE SOUTHEASTERLY 507.92 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 5,624.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 6 DEGREES 29 MINUTES 53 SECONDS EAST AND A LENGTH OF 507.74 FEET; THENCE SOUTH 49 DEGREES 54 MINUTES 41 SECONDS EAST 21.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.830 ACRES. MORE OR LESS. SUBJECT TO THE STATE OF INDIANA'S RIGHTS AND INTEREST IN THE SUBJECT PARCEL AS RECORDED IN A RIGHT OF WAY GRANT IN INSTRUMENT NO. 147 IN DEED RECORD171 PAGE 280 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA WHICH CONTAINS 0.768 ACRES, MORE OR LESS.

## LAND DESCRIPTION OF COMMON AREA "A"

THE FOLLOWING DESCRIPTION IS THE REMAINDER OF PARCEL 2 IN INSTRUMENT NUMBER 200500046133.

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #83 3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER: THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 919.86 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 662.37 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 67.46 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 210.05 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 33 SECONDS EAST A DISTANCE OF 164.22 FEET: THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 306.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 133.44 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 57 SECONDS WEST A DISTANCE OF 317.94 FEET TO A POINT ON THE NORTHERN BOUNDARY OF GREYHOUND PASS PER DEED OF DEDICATION RECORDED AS INSTRUMENT NUMBER 90-23061 IN SAID RECORDER'S OFFICE, BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 48 DEGREES 33 MINUTES 51 SECONDS WEST: THENCE ALONG SAID NORTHERN BOUNDARY OF GREYHOUND PASS NORTHWESTERLY AN ARC DISTANCE OF 162,42 FEET TO A POINT WHICH BEARS NORTH 21 DEGREES 35 MINUTES 27 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST A DISTANCE OF 225.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.804 ACRES OF LAND, MORE OR LESS.

OVERALL DEVELOPMENT PLAN VILLAGE PARK PLAZA II

 DATE:
 AUGUST 29, 2019
 DRAWN BY:
 NRB/TJT/ABS

 DWG SCALE:
 CHECKED BY:
 ABS

 PROJECT NO:
 180-332

 APPROVED BY:
 ABS

WASHINGTON PRIME GROUP, INC.
VILLAGE PARK PLAZA
WESTFIELD, INDIANA



Civil & Environmental Consultants, Inc.
530 E. Ohio Street · Suite G - Indianapolis, IN 46204

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	REVISION RECORD						
NO	DATE	DESCRIPTION					
	8/2/19	CURRENT VERSION					